

Golden Hill

Community Plan

Draft July 2015



Acknowledgments

MAYOR

Kevin Faulconer

CITY ATTORNEY

Jan Goldsmith

CITY COUNCIL

Sherri Lightner, District 1

Lorie Zapf, District 2

Todd Gloria, District 3

Myrtle Cole, District 4

Mark Kersey, District 5

Chris Cate, District 6

Scott Sherman, District 7

David Alvarez, District 8

Marti Emerald, District 9

PLANNING COMMISSION

Tim Golba

Stephen Haase

Douglas Austin

Susan Peerson

Theresa Quiroz

Anthony Wagner

James Whalen

PLANNING DEPARTMENT

Tom Tomlinson, Interim Director

Nancy Bragado, Deputy Director

Tait Galloway, Principal Planner

Bernard Turgeon, Senior Planner

Marlon Pangilinan, Senior Planner

Samir Hajjiri, Senior Traffic Engineer

George Ghossain, Associate Traffic Engineer

Quan Hang, Associate Traffic Engineer

Robin Shifflet, Development Project Manager III

Howard Greenstein, Park Designer

Toni Dillon, Community Development Specialist IV

Kelley Stanco, Senior Planner

Jeanne Krosch, Senior Planner

Michael Klein, Information Systems Analyst IV

Jan Atha, Principal Drafting Aide

Leo DeJesus, Principal Drafting Aide

Elizabeth Ocampo Vivero, Associate Planner

Bobby Mordenti, Associate Planner

Jenny An, Associate Planner

CONTRIBUTIONS BY

Melissa Garcia, Senior Planner

Sara Osborn, Senior Planner

Maureen Gardiner, Associate Traffic Engineer

John Urata, Principal Drafting Aide

DEVELOPMENT

SERVICES DEPARTMENT

Bob Vacchi, Director

Dan Normandin, Senior Planner

Anna McPherson, Senior Planner

CONSULTANT TEAM

Collaborative Services, Inc.

M.W. Steele Group

Kimley-Horn & Associates

Historic Resources Group

AECOM

KLR Planning

BW Research Partnership



GREATER GOLDEN HILL PLANNING COMMITTEE

Ruchell Alvarez
Cheryl Brierton
Michael Burkart
Ashley Christiansen
Janice Davis
Sabrina DiMinico
Richard Santini
Melissa Serocki
Thomas Sims
David Strickland
David Swarens
Angela Vasconcellos
John Kroll
Susan Bugbee

COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

Alex Hempton
Barbara Houlton
Beri Varol
Carole Caffey
Connie McDonough
David Skillman
David Strickland
David Swarens
Jon Stamatopoulos
Kathryn Willetts
David Skillman
Marie Skillman
Mark Kratzschmar
Maureen Burke
Pat Shields
Pedro Anaya
Rick Accurso
Ruchell Alvarez
Scott Glazebrook

Table of Contents

1.0 INTRODUCTION..... 1

 1.1 Community Profile..... 2

 1.2 Planning Framework..... 6

 1.3 Legislative Framework..... 9

 1.4 Planning Process..... 11

 1.5 Plan Scope and Organization..... 12

2.0 LAND USE..... 14

 2.1 Physical Environment..... 15

 2.2 Land Use Framework..... 17

3.0 MOBILITY..... 32

 3.1 Active Transportation..... 33

 3.2 Transit..... 38

 3.3 Street and Freeway System..... 40

 3.4 Parking Management..... 43

4.0 URBAN DESIGN..... 45

 4.1 Existing Context and Urban Form..... 48

 4.2 Urban Design Framework..... 52

 4.3 Development Form..... 72

5.0 ECONOMIC PROSPERITY..... 92

 5.1 Commercial Districts 94

 5.2 Commercial Area Revitalization..... 95

6.0 PUBLIC FACILITIES, SERVICES, AND SAFETY..... 97

 6.1 Public Facilities and Services..... 98

 6.2 Health and Safety..... 105



7.0 RECREATION..... 107

- 7.1 Parks and Recreation Facilities..... 109
- 7.2 Preservation..... 119
- 7.3 Accessibility..... 120
- 7.4 Open Space and Resource-Based Parks..... 121

8.0 CONSERVATION..... 123

- 8.1 Sustainable Development..... 125
- 8.2 Natural Resource Conservation..... 127
- 8.3 Air Quality and Public Health..... 133

9.0 NOISE..... 135

- 9.1 Noise Compatibility..... 136

10.0 HISTORIC PRESERVATION..... 139

- 10.1 Prehistoric and Historic Context..... 140
- 10.2 Identification and Preservation of Historic Resources..... 146
- 10.3 Educational Opportunities and Incentives Related to Historic Resources..... 151

11.0 IMPLEMENTATION..... 163

- 11.1 Recommended Zoning..... 164
- 11.2 Community Plan Implementation Overlay Zone (CPIOZ)..... 165
- 11.3 CPIOZ Development Regulations..... 166
- 11.4 Financing Mechanisms..... 173
- 11.5 Priority Public Improvements and Funding..... 173
- 11.6 Action Items and Priorities..... 173



Appendix A – Recreation.....	179
A-1 Summary of Park and Recreation Needs Assessment Survey.....	180
Appendix B – Conservation.....	183
B-1 Multi-Habitat Planning Area (MHPA) Boundary Line Correction	184
B-2 Multi-Habitat Planning Area (MHPA) Within Golden Hill.....	184
Appendix C – Historic Preservation.....	187
C-1 Uptown Historic Resources Survey Report.....	188
C-2 Uptown Archaeology Study.....	188

LIST OF FIGURES

Figure 1-1: Surrounding Communities	3
Figure 1-2: Neighborhoods	4
Figure 2-1: Golden Hill Land Use Map	19
Figure 2-2: Golden Hill Commercial Districts	23
Figure 2-3: Neighborhood Centers / Villages	27
Figure 3-1: Pedestrian Routes	34
Figure 3-2: Planned Bicycle Facilities.....	36
Figure 3-3: Planned Transit Service.....	39
Figure 3-4: Existing Roadway Classifications	41
Figure 3-5: Future Roadway Classifications.....	42
Figure 4-1: Urban Design Concept Map.....	56
Figure 4-2: Sidewalk Zones.....	64
Figure 4-3: Golden Hill Street Tree Selection Plan.....	71
Figure 4-4: Storefront Design Guidelines	83
Figure 6-1: Public Facilities.....	100
Figure 6-2: Geotechnical and Relative Risk Areas.....	106
Figure 7-1: Parks, Recreation Facilities, and Open Space.....	112
Figure 9-1: Future Noise Contours.....	138



Figure 10-1: Location of the City of San Diego Register Designated Historic Resources 155

Figure 10-2: Location of City of San Diego Register Designated Historic Districts in Golden Hill 156

Figure 10-3: Location of Potential South Park Historic District Identified in the
Historic Resource Reconnaissance Survey 159

Figure 10-4: Location of Potential Historic Districts..... 161

Figure 11-1: Community Plan Implementation Overlay Zone (CPIOZ) Zone Map..... 172

LIST OF TABLES

Table 2-1: General Plan Related Land Use Topics and Policies Cross Reference..... 15

Table 2-2: Golden Hill Land Uses 17

Table 2-3: Golden Hill Land Use Designations 18

Table 4-1: General Plan-Related Urban Design Topics and Policies47

Table 4-2: Golden Hill Street Tree Selection Guide.....69

Table 4-3: Trees for Unimproved Rights-of-Way..... 70

Table 7-1: Population Based Park and Recreation Facilities Inventory and Recommendations..... 113

Table 7-2: Summary of Existing and Proposed Population-Based Parks and Recreation Facilities 116

Table 8-1: General Plan-Related Topics and Policies 125

Table 10-1: City of San Diego Register Historic Resources in Golden Hill 153

Table 10-2: Potentially Significant Individual Resources Identified in the 2015 Golden Hill
Historic Resource Reconnaissance Survey 157

Table 10-3: Residential Courts to be Included in a Multiple Property Listing as Identified in the
2015 Golden Hill Historic Resource Reconnaissance Survey 160

Table 10-4: Potentially Significant Individual Resources Identified During Public Outreach, Grouped by Theme 160

Table 10-5: Potential Historic Districts Identified during Public Outreach..... 162

Table 11-1: Golden Hill- Recommended Zone Designations..... 164

Table 11-2: Exterior Open Space 171

Table 11-3: City of San Diego Financing Methods..... 174

Table 11-4: Local, State and Federal Financing Methods 175

Table 11-5: Developer/Property Owner/User Financing Methods 177





This page is intentionally left blank.